

INSPIRATION AT SWAN CREEK, A CONDOMINIUM

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The disclosure materials the Declarant is required by law to provide to each prospective condominium unit purchaser, contain the following documents and exhibits:

EXECUTIVE SUMMARY. The executive summary highlights for a buyer of a condominium unit essential information regarding the condominium. The executive summary begins on the page following this Index. **Tab 1**

DECLARATION. The Declaration establishes and describes the Condominium, the Units and the common areas. The Declaration is available at **Tab 2**

ARTICLES OF INCORPORATION. The operation of the Condominium is governed by the Inspiration at Swan Creek Association, Inc. ("Association"), of which each Unit Owner is a Member. Powers, duties, and operation of the Association are specified in its Articles of Incorporation. The Articles of Incorporation are available at **Tab 3**

BYLAWS. The Bylaws contain rules which govern the Condominium and affect the rights and responsibilities of Unit Owners. The Bylaws are available at **Tab 4**

RULES AND REGULATIONS. The Declarant has not established separate rules and regulations for the Condominium.

ANNUAL OPERATING BUDGET. The Association incurs expenses for the operation of the Condominium which are assessed to the Unit Owners. The Operating Budget is an estimate of those charges which are in addition to mortgage and utility payments. The Operating Budget is available at **Tab 5**

MANAGEMENT OR EMPLOYMENT CONTRACTS. There are no contracts with individual or private firms for services provided to the Condominium.

LEASES. Units in this condominium are not subject to any leases.

EXPANSION PLANS. The Declarant has not reserved the right to expand the Condominium in the future.

CONVERSION STATEMENTS. The Declarant declares that the Condominium is not a conversion condominium.

SITE MAP. Since this is a "land condominium" the Units (i.e., the "lots") do not have any floor plans. The Declarant has provided a map of the Condominium which shows the location of the Unit you are considering and all facilities and common areas which are a part of the Condominium. The Site Map is available at **Tab 6**

DECLARATION OF PROTECTIVE COVENANTS FOR UNITS 1 THROUGH 57, INCLUSIVE, INSPIRATION AT SWAN CREEK, A CONDOMINIUM. The Units in the

Condominium are subject to conditions, restrictions, covenants and reservations for the benefit of the Units. The Declaration of Protective Covenants for Units 1 through 57, inclusive, Inspiration at Swan Creek, a Condominium is available at..... **Tab 7**

DECLARATION OF UTILITY EASEMENTS AND PRIVATE ROAD MAINTENANCE.

There are easements granted for the benefit of the Units in the Condominium Plat permitting the owners of the Units to use a common element that will serve as a private road for ingress and egress and for utility purposes. The Declaration of Utility Easements and Private Road Maintenance is available at **Tab 8**

PUBLIC SANITARY SEWER AND WATER MAIN EASEMENT. There are easements granted for the benefit of the City of Fitchburg permitting the City of Fitchburg an easement for the purpose of constructing, installing, operating, repairing and replacing, an underground public sanitary sewer and water main. The Public Sanitary and Water Main Easement is available at **Tab 9**

PUBLIC UTILITY EASEMENT, PEDESTALS. There is an easement granted for the installation of public electric and communications distribution utility pedestals within the Condominium. The Public Utility Easement, Pedestals is available at..... **Tab 10**

PUBLIC UTILITY EASEMENT, ROADWAY. There is an easement granted for the installation of public electric and communications distribution utilities within the Condominium. The Public Utility Easement, Roadway is available at..... **Tab 11**